

**Staff Comments for the
DESIGN REVIEW BOARD
March 7, 2016**

1243 Harbor View Road

Staff Comments:

General/Project History:

1. This is an existing restaurant which underwent both interior and exterior renovation last year. Since the project didn't involve a new structure of 3000 square feet or more, it qualified as a staff review only.
2. Since the original design was reviewed and constructed, there have been several after the fact approvals granted on the project ranging from the elimination of the freestanding screen porch, construction of an unapproved deck at the marsh edge and issues with garbage disposal resulting in the need for additional storage areas to be constructed.
3. An unpermitted Airstream trailer is on the site which is proposed to remain.

Site and proposed Airstream:

1. Increase the height of the proposed fence from seven feet to eight feet which should cover the top of the Airstream trailer.
2. Extend the fence to the north just past the rear exit to the corner of the building.
3. Extend the fence to the south to the area where the existing marsh front deck meets the proposed pavers.
4. Should the board permit any additional "view windows" in the extended fence sections, a site lighting study is to be performed to ensure there will be no clear views into neighboring houses but only directed toward the marshes.
5. The pavers, labeled as "future", are to be installed in conjunction with the fence.
6. Eliminate the sail cloths and string lighting on the site. Other more subtle lighting can be approved by staff.
7. Staff encourages the neighborhood to work with the City's Parks Department in any additional landscaping to be placed in the road right of way.

Staff Recommendation:

Staff recommends "Final approval" with the above conditions noted.

2060 Bees Ferry Road

General/Project History:

1. On 12-10-16 the board motion was for Denial. The following Board comments were made:
 1. Restudy the architectural direction in association with its neighborhood context.
 2. Refine the site circulation.
 3. Address the building's close proximity to Shadowmoss Parkway.
2. On 2-1-16 the board motion was for Denial. The following Board comments were made:
 1. Restudy the architectural direction in association with its neighborhood context.
 2. Address the building turning its back on Shadowmoss Parkway.
 3. There are too many building materials and building forms.
 4. The overall massing of the building needs substantial work.
 5. There is a lack of improvement in the architectural design from the previous submittal.
 6. Great improvement has been made to the site design.

Site:

1. Provide further study to the freestanding sign for a better relationship to the building, better detailing and a reduction in height to no more than seven feet.

- Revise the lighting of the tenant panels to incorporate backlit routed sign panels, this could be repeated in the building signs. Also, there are two different freestanding signs shown in the drawings.
2. Will the boardwalk leading from Bees Ferry Road to the front plaza area require handrails?
 3. Substitute a concrete paver for the proposed plaza material.
 4. Provide details of the plaza seat wall at preliminary review.
 5. The site plan and landscape plan show the screen wall along Shadowmoss Parkway differently. Ensure the site screen wall extends across the driveway entrance and it should also terminate at the front corner of the building closest to the parking.

Building:

6. The building design has made substantial improvements and is at a point where the current design can be adjusted and refined to meet staff's concerns.
7. Currently there are six main building materials- three brick selections, two colors of cast stone and a stone veneer. The building design would be much stronger if the material palette were simplified and simply rely on the brick detailing, plane changes and building massing to provide architectural interest to the building. This could also result in a significant savings. Staff recommends eliminating the white brick, both cast stones and the smooth stone. Lower the brick to the ground level and rely on brick corbeling for the precast elements.
8. Thicken the cap on the tops of the parapet walls using brick corbelling.
9. Introduce glass doors along Shadowmoss Parkway.
10. There are four elongated hipped roof elements. These are an improvement over the previously proposed large pediment parapet walls. To improve these roof elements, lower the adjacent flat parapet walls to the height of the lower parapet walls. This will not only eliminate the faux shutters but help the hipped roof element read stronger thus improving the building's overall massing. Also, allow the pilasters to extend up to the eave line.
11. A better solution for the pilasters on the main body of the building would be to put them in the same plane as the wall panels above the doors. This would further simplify the building design.

Staff Recommendation:

Staff recommends "Conceptual approval" with the above conditions noted.

1127 Savannah Highway

General/Project History:

1. This is a partial renovation site which will see additional site improvements in the future.
2. Currently the site contains an existing grocery store to remain, a small addition to the East to be removed, an existing gas station to be removed and an existing child care center to be removed. There is a small building at the North West corner of the site which will be removed and replace with a freestanding building in the future.
3. A 45,022 square foot grocery store to be constructed as well as a 6508 square foot retail building to be built. Various site improvements are also proposed.

Site:

4. Change the street edge screen wall from the stone shown on sheet DRB.22 to brick. Its height is to be 36" high.
5. Extend the screen wall and landscaping across in front of the existing building to the East of the driveway entrance.
6. Provide a solution for better anchoring the corner of Savannah Highway and Farmfield Avenue.
7. Provide a row of canopy trees along Savannah Highway just inside the property line to act as street trees.
8. Contact the owner of Farmfield Avenue and provide street trees within the

right of way if permissible. Provide a pedestrian zone in front of each grocery store entrance using concrete pavers.

Grocery Building:

9. This building is a refreshing departure from most retail building we see come before this board. It relies on good design for its interest and not applied building elements, false parapets and other inappropriate details.
10. This building is well proportioned and overcomes most of the issues we are plagued with on other retail buildings.
11. This is an example of well thought out, simple and honest architecture.
12. To further calm the building, eliminate the contrasting brick in the recessed panels.
13. Within the recessed brick panels on the East, South and West elevations, provide a metal or cable trellis system to fill these panels with greenery.
14. The accent horizontal brick bands and the dark brick on East elevation are similar enough that they could become the same as another way to calm the building palette.
15. Eliminate one of the two proposed façade signs on the North elevation and reduce its size.
16. Currently the North elevation shows nine wall light fixtures. Reduce their numbers.
17. In choosing a flat canopy design, avoid pre-manufactured canopies. The canopies are an important element to the building's success and close attention to detail is warranted.
18. What are the materials of the columns?

Retail Building:

19. The building's simplicity is nice.
20. Provide more of a top to the building.
21. Reduce the number of building materials. One way is to eliminate the contrasting brick in the brick recesses.
22. Within the recessed brick panels on the West and North elevations, provide a metal or cable trellis system to fill these panels with greenery.
23. On the East and South elevations, eliminate the contrasting brick above the flat canopies. A possible solution may be to introduce metal panels in these areas the same color as the metal canopies below.
24. On the South elevation, downplay or eliminate the brown brick bump out.
25. On the North elevation, eliminate the two light fixtures away from the storefront area. One could be added to the left corner to balance the one at the right corner of the bump out. On the East elevation, eliminate the one fixture to the right of the center bay and the one on the center pilaster on the left bump out. A fixture could be added to the right corner of the right bump out to balance the one on the left corner.

Staff Recommendation:

Staff recommends "Conceptual approval" with the above conditions noted.

1411 Folly Road

General/Project History:

1. The two outparcel buildings from the previous submittal will come to the board at a later date. However, in order for the current submittal to receive permits, the two outparcel buildings must be permitted and constructed with the main building.
2. With the next submittal, provide a continuous front elevation of buildings 1,2 and 3 in order to judge their relationship to one another.
3. After a site visit last week, it became very clear that all sides of the building(s) are very visibly from both Folly and Grimball Roads.
4. On 12-10-16 the board motion was for Deferral. The following Board and staff comments were made:

Board Comments:

1. Agree with staff comments.
2. Rear of the building and loading areas are very visible from Grimball Road and need to be addressed.
3. Screen parking and loading from Grimball with a wall.
4. Good that building 3 turns to address Grimball.
5. Tone down the building materials
6. Buildings are overly detailed.
7. Screen electrical meters on buildings 4 and 5.
8. Buildings 4 and 5 should read differently from main building.
9. Overall the building proportions are poor.

Staff Comments:

1. We are concerned with the visibility of the rear of the main building from Grimball Road. Steps should be taken both from a site design perspective as well as an architectural perspective to ensure this area is well designed and screened.
2. Provide dumpster details.
3. Work on improving the proportions of the front elevation of building one. Currently, there is a lot of visual weight above the storefronts and canopies.
4. Introduce additional glazing in the front elevation. Provide a building section to see if it's possible to incorporate some upper windows into the space. Also, more ground floor storefront is needed.
5. For all of the buildings, simplify the material palette and details.
6. The drive through canopy needs restudy. Its heavy proportions in particular.
7. Overall, reduce the number of building light fixtures.
8. On building one, carry the brick on the south elevation to the rear corner to complete that elevation.
9. The canopies are noted as prefabricated metal canopies. Attention to detail will be important to ensure these canopies are well proportioned, well detailed and of high quality materials.
10. Some of the canopies and awnings should be lowered to engage the tops of the storefront.
11. As a scale device, introduce recessed sign bands in the brick portions of the facades,
12. On buildings four and five, eliminate the two canopies not over a window or door.
13. On buildings four and five, introduce more glazing on the Folly Road elevations.
14. On all buildings, the canopies and awnings should generally span from pilaster to pilaster. Some awnings do not completely span the windows below.

Site:

1. This continues to be a good example of developing a retail center by softening the parking field by placing buildings by the street. The project does a good job addressing the street while allowing visibility into the site.
2. Provide a screen wall along Grimball Road to help shield the loading areas and street edge parking lot.
3. Substitute concrete pavers for the proposed stamped concrete. Underground repairs at two local projects which were allowed to use stamped concrete have resulted in bad repair jobs.
4. Eliminate the U shaped guard rails at the building entry and exit.
5. The proposed bollards at the entry and exit should be arranged in an orderly manner and be of a non-utilitarian design in a neutral color.

Building 1:

6. The drive through canopy has improved greatly.
7. The building details have been greatly simplified.
8. The applicant has made an effort to address some of the scale issues by

introducing two ground floor windows as well as louvered windows in two of the three building projections. According to the applicant, the tenant's interior program won't allow for additional windows. Provide complete floor plans and fixture layouts to confirm this. Staff would still prefer adding clearstory windows if the program allows.

- 9. As mentioned in item 1 under General Comments, due to the fact that the North and West sides of the building(s) are highly visible from Grimball Road, all areas of these elevations should be brick.
- 10. This building continues to struggle with issues of scale and mass. Lessons could be taken from the previous agenda item regarding these issues.
- 11. Provide screening for any visible rooftop mechanical units.
- 12. Unify both the entrance and exit into one building feature. This will help to further unify and simplify the design. The remainder of the façade could remain simple.
- 13. Eliminate the Pharmacy Drive Thru sign from the building facade. Both violate the board's sign policy statement.
- 14. Locate the through wall ATM machine to a less visible area.
- 15. Eliminate the stone base.
- 16. Remove the wall fixtures high on the building. Confine the fixtures to a pedestrian level at the entrance and exit only.

Building 2:

- 17. Better unify the language between buildings 1 and 2.
- 18. Add more storefront windows.
- 19. Return the flat canopies to their previous height.
- 20. Reduce the excessively tall parapet walls to improve the building proportions.
- 21. Eliminate the stone base.
- 22. As mentioned in item 1 under General Comments, due to the fact that the North and West sides of the building(s) are highly visible from Grimball Road, all areas of these elevations should be brick.

Building 3:

- 23. Eliminate the stone base and extend the storefront to the ground.
- 24. As mentioned in item 1 under General Comments, due to the fact that the North and West sides of the building(s) are highly visible from Grimball Road, all areas of these elevations should be brick.

Staff Recommendation:

Staff recommends “Deferral” with the conditions noted (staff would be agreeable to a recommendation of conceptual approval for the site with conditions).

960 Wappoo Road

General:

- 1. This project is an excellent example of two building which are well-designed using simple detailing and humble materials.

Building:

- 1. The fascia's are a little over scaled and should be made to appear thinner if possible. Also, the corner boards are a little over scaled.
- 2. Consider changing the light colored panels above and below the windows to the adjacent darker color but keeping the vertical use of the siding. An alternate may be just a less contrasting color.
- 3. The North elevation of building B could benefit from the introduction of windows.

Staff Recommendation:

Staff recommends “Conceptual approval” with Preliminary and Final reviews to be done by staff with the conditions noted.

Ripley Point Drive

General/Project History:

On 2-1-16 the board motion was for Conceptual approval with the following conditions:

1. Refine site plan specifically to address trash pickup, deliveries, employee parking and parking condition.
2. Address landscaping along north edge adjacent to parking lot.
3. The Architectural Site Plan and the Landscape Plan need coordination.
4. Provide a screen wall around the parking court in front of the building. Also, the parking court could be further enhanced with additional landscaping. This area should read less like a parking lot and more like a vehicular plaza. Specialty pavement other than stamped asphalt should be used.
5. A more direct pedestrian access is needed from the main building entrance, crossing through the parking court, to Riply Point Drive.
6. Staff is supportive of the board granting administrative approval for the building to encroach into the buffer along the 61 Connector (if building is to encroach into buffer, it must address street better).
7. Currently there is a split rail fence along the 61 Connector. Also, there is a small section of chain link fencing. Staff recommends replacing the existing fences with a decorative aluminum fence.
8. If permission can be obtained by SCDOT, rework the existing landscaping within the 61 Connector right of way. It's currently tired and in need of reworking. Live Oaks could be used as done so on other portions of the connector along with the existing Palmettos.
9. Staff feels that the height, scale and mass of the building is appropriate, and with modifications, the architectural direction will be also.
10. Currently the main body of the building incorporates brick and fiber cement panels of two colors. Staff recommends simplifying the main body using all brick as a first option and brick on the first three floors with metal panels on the third as a second option. Metal panels are currently proposed on the corner tower. Simplification of the main body of the building will result in a more organized and cleaner design while placing the focus on the corner tower and porte-cochere (simply refine the materials and how they are used).
11. Although interesting, continue to refine the design of the corner tower. Also, eliminate the use of fiber cement and expand the use of metal panels in its place.
12. Reduce the size of the signs on the corner tower. Also, the city sign code doesn't allow a sign on the east side of the tower without a public entrance (other than emergency egress).
13. Reduce the size of the sign on the west elevation.
14. Refine the lite cuts of the windows on the main body of the building.
15. At the next submittal, provide information on the proposed HVAC louvers.
16. Provide screening of visible rooftop HVAC units.

Site:

1. The site circulation has improved greatly.
2. The additional setback of the parking from the edge of the marsh is appreciated.
3. Provide site details for items such as the concrete pavers in the plaza.
4. Delineate the parking stalls in the plaza with contrasting pavers and not paint.
5. The site plans call for the split rail fence to be relocated and not removed as previously requested.
6. Extend the screen wall across the other side of the driveway to the property line.
7. Provide a site lighting plan, photometric and fixture cut sheets.

Building:

8. The vertical use of the PTAC units is an improvement.
9. The addition of windows to the West elevation is an improvement.
10. Simplify the use of building materials by making the bays all brick and the hyphens all cementitious. This treatment should be from the ground to the top of the parapet.
11. The North elevation needs more study due to its visibility.
12. Ensure that the back side of the tower is finished with the cementitious panels.

13. On the West elevation, enlarge the three small windows.
14. The canopy frame in the renderings appears bulky, unlike the lighter feel given in the elevations.
15. In areas of grade changes, ensure that the brick extends just below the grade.
16. Due to the loss of windows on the East elevation, the addition of greenery is needed.
17. Confirm that the rooftop units are not visible from the elevated portion of the Connector. Provide site line studies.

Staff Recommendation:

Staff recommends “Preliminary approval” with the above conditions noted.

2291 Henry Tecklenburg Drive

General/Project History:

On 1-4-16 the board motion was Deferral – the building details need to be richer; address all sides of the building and the building’s relationship to the site.

Building:

1. The building currently has a very flat roofline. Drop the parapet and canopy at the main corner entrance below the adjacent parapet height for differentiation. This will also improve the proportions in this area.
2. The canopies are called out as pre-manufactured canopies with exposed fasteners. Provide a more refined design keeping with the overall profile as presented.
3. The window proportions would be better if they were the same as the adjacent building. The adjacent building also has vertical windows within an inset.
4. Eliminate the wall pack fixtures.
5. Refine the design of the wall sign and its location to be better integrated into the architecture.
6. Are 2 handicap ramps required by code?
7. Use an alternative material for the trex decking.
8. Add a transom above the rear door to improve its relationship with the canopy above.

Staff Recommendation:

Staff recommends “Conceptual approval” with the above conditions noted.

1963 Savannah Highway

General/Project History:

On 1-19-16 the board motion was for Denial.

Site:

1. The site circulation has improved.
2. The elimination of the fountain is an improvement.
A more developed landscape plan is needed for the next submittal.
3. Provide site enlargements for the porte-cochere area, pool area, patio area etcetera for the next submittal.
4. Provide site details for items such as the concrete pavers in the plaza, site walls, living fence, patio, trellis and dumpster enclosure.
5. Provide a site lighting plan, photometric and fixture cut sheets.

Building:

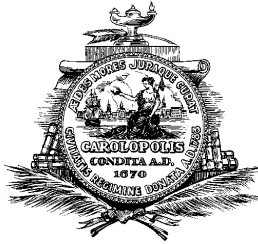
6. The building design has evolved into a much cleaner design and overall works well.
7. Eliminate the use of cast stone on the building and rely on brick detailing for interest. In lieu of cast stone, a brick base could be introduced and metal panels could be introduced on the upper floors of the front elevation.
8. Should the cast stone remain on the upper floors of the front elevation, the windows should be incorporated into the field of precast.
9. What is the material of the elevator penthouse?
10. Restudy the relationship between the rear canopy and the door. Provide wider

doors.

11. The vertical band of windows on the rear elevation should be recessed.
12. The window frames and PTAC grills should be the same finish and color.
13. Restudy the porte-cochere for a lighter cleaner look. The porte-cochere appears dated and very heavy. An alternate material such as steel could be introduced. This is an opportunity to have it read as a strong building feature.
14. Add windows to the ground floor to the right of the main entry.
15. Restudy the window lite cuts.

Staff Recommendation:

Staff recommends “Conceptual approval” with the above conditions noted.



MEMBERS PRESENT: BILL MARSHALL, DAVID THOMPSON, ERICA CHASE, JEFF JOHNSTON,
KRISTEN KRAUSE, MICHELLE SMYTH
STAFF PRESENT: DENNIS DOWD, BILL TURNER
CLERK: PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

MARCH 7, 2016

5:00 P.M.

2 GEORGE STREET

1. 1243 Harbor View Road – TMS# 424-11-00-005

App. No. 163-07-1

Request Final approval to locate a 22 foot Airstream Trailer on an existing restaurant site to be used as an outdoor bar, food service and storage space as per documentation submitted.

Owner: Saluda, LLC/D.B.A Ellis

Applicant: Richard Stoney

Neighborhood/Area: James Island

MOTION: Final approval – address staff comments 1-7, redesign the fence to coordinate with existing fences on the property. Deferral on lights and sail cloths. Final details to be approved by staff.

MADE BY: M.Smith SECOND: E.Chase VOTE: FOR 5 AGAINST 0

*D.Thompson recuses.

2. 2060 Bees Ferry Road – TMS# 358-00-00-099

App. No. 163-07-2

Request Conceptual approval for new construction of a retail center as per documentation submitted.

Owner: Willco Properties, LLC

Applicant: MJS Designs, LLC

Neighborhood/Area: Shadowmoss/West Ashley

MOTION: Denial of the architecture based on general architectural direction, scale and mass. Conceptual approval for the site.

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 6 AGAINST 0

3. 1127 Savannah Highway – TMS# 349-08-00-009, 010, 020

App. No. 163-07-3

Request Conceptual approval for new construction of two retail buildings and site improvements as per documentation submitted.

Owner: SJCollins Enterprises, LLC

Applicant: SJCollins Enterprises, LLC

Neighborhood/Area: Parkwood-Farmfield/West Ashley

MOTION: Conceptual approval – address competing delivery and access plan to the rear of the building, strengthen the relationship between the café and pocket park, address gap between buildings, eliminate inset metal channels, address canopies and brick detailing, reduce the number of brick selections, address the issue of two signs on the façade, refine design on smaller retail building, address staff comments.

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 6 AGAINST 0

4. 1411 Folly Road – TMS# 334-00-00-075 and 085

App. No. 163-07-4

Request Conceptual approval for renovations/additions to a retail center as per documentation submitted.

DESIGN REVIEW BOARD/MARCH 7, 2016
PAGE 2

Owner: Bearle Properties, LLC
Applicant: Belk 1 Lucy
Neighborhood/Area: Signal Point/James Island

MOTION: Conceptual approval of Buildings 1, 2, and 3 and the site design – address staff comments, add brick to all elevations visible from Grimball Road, show the building in its entirety, continue to refine the main roof element (entry/exit), pre-fabricated canopies are not to be used and reduce the number of building details.

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 6 AGAINST 0

5. 960 Wappoo Road – TMS# 350-02-00-150

App. No. 163-07-5

Request Conceptual approval for new construction of a laundromat and shell building as per documentation submitted.

Owner: Florence Miles, Coastal Laundries, Inc.
Applicant: Matthew Cannady, Coast Architects, Inc.
Neighborhood/Area: Ardmore-Sherwood Forest/West Ashley

MOTION: Conceptual approval with preliminary and final review by staff.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 6 AGAINST 0

6. Ripley Point Drive @ Herbert Fielding Connector – TMS# 421-11-00-061

App. No. 163-07-6

Request Preliminary approval for new construction of a hotel as per documentation submitted.

Owner: Upland Real Properties, LLC
Applicant: Goff D'Antonio Associates
Neighborhood/Area: Albemarle Point/West Ashley

MOTION: Preliminary approval – address staff comments and provide paver samples at sample panel.

MADE BY: J.Johnston SECOND: E.Chase VOTE: FOR 6 AGAINST 0

7. 2291 Henry Tecklenburg Drive – TMS# 309-00-00-409

App. No. 163-07-7

Request Preliminary approval for new construction of a medical office building as per documentation submitted.

Owner: Articularis Healthcare
Applicant: James P. Verkaik
Neighborhood/Area: Essex Farms/West Ashley

MOTION: Conceptual approval – address staff comments 2, 4, 7 and 8, provide an alternative to the stucco finish, study use of stucco at the windows on the east elevation and confirm code compliance for railings.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 5 AGAINST 0
J.Johnston abstains

8. 1963 Savannah Highway – TMS# 350-05-00-045

App. No. 163-07-8

Request Conceptual approval for new construction of a hotel as per documentation submitted.

DESIGN REVIEW BOARD/MARCH 7, 2016
PAGE 3

Owner: Palasis Hospitality
Applicant: Mike Remesi, R4 Architecture
Neighborhood/Area: Dupont/West Ashley

MOTION: Conceptual approval – study window details porte-cochre and use of precast stone.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 6 AGAINST 0

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.